HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Charlottetown CA

Date Released: Third Quarter 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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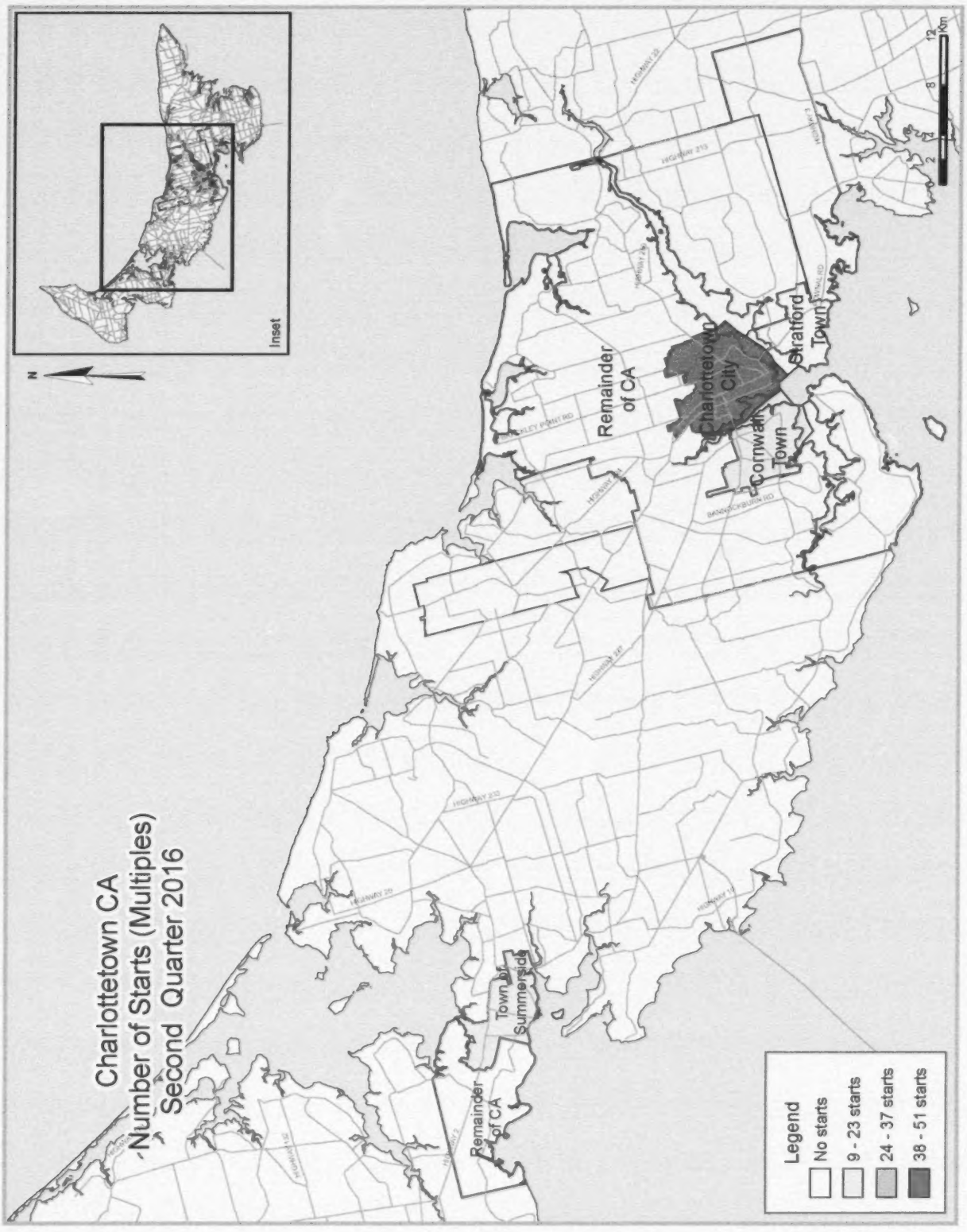
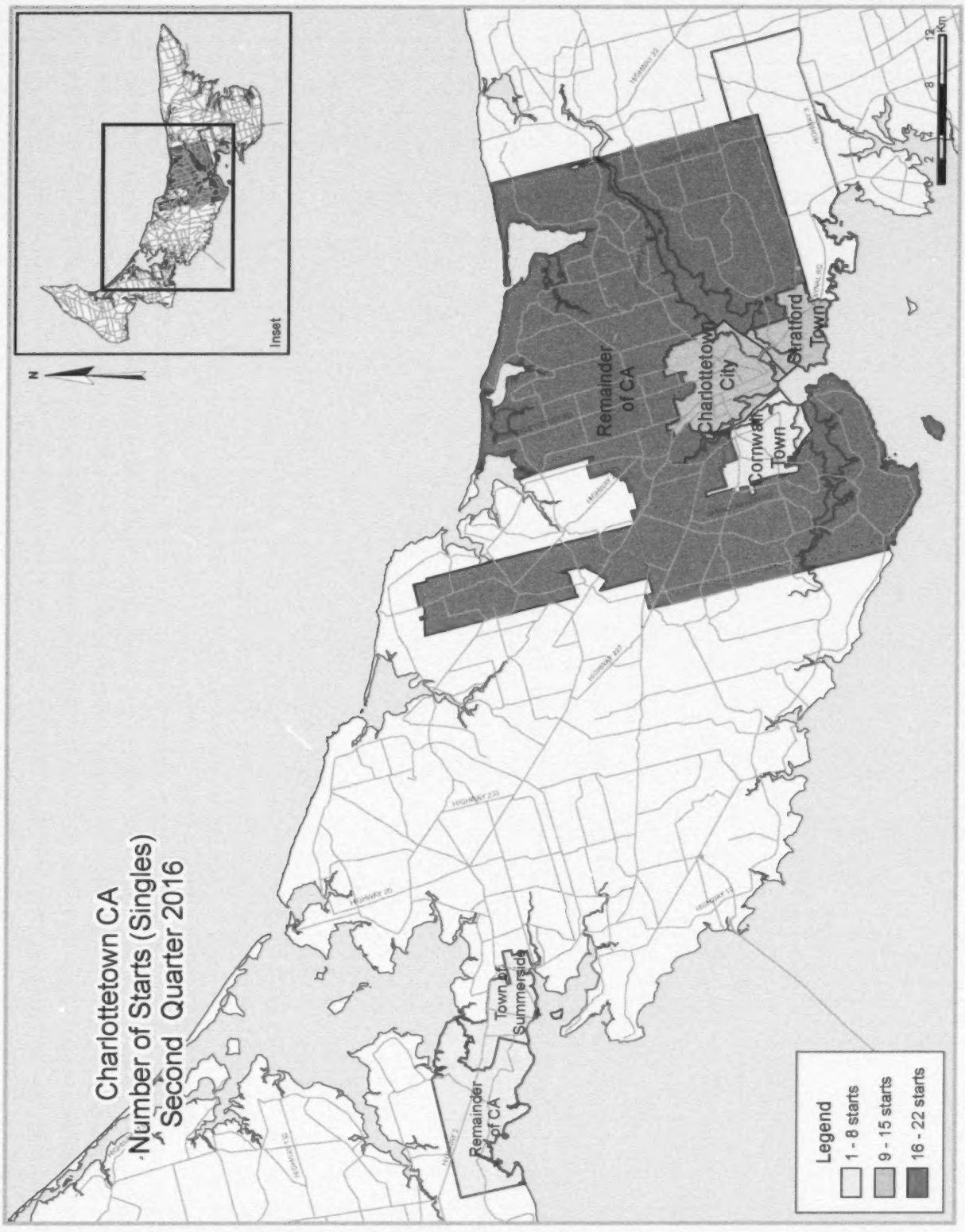

Charlottetown CA
Number of Starts (Multiples)
Second Quarter 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
9 - 23 starts
24 - 37 starts
38 - 51 starts
Km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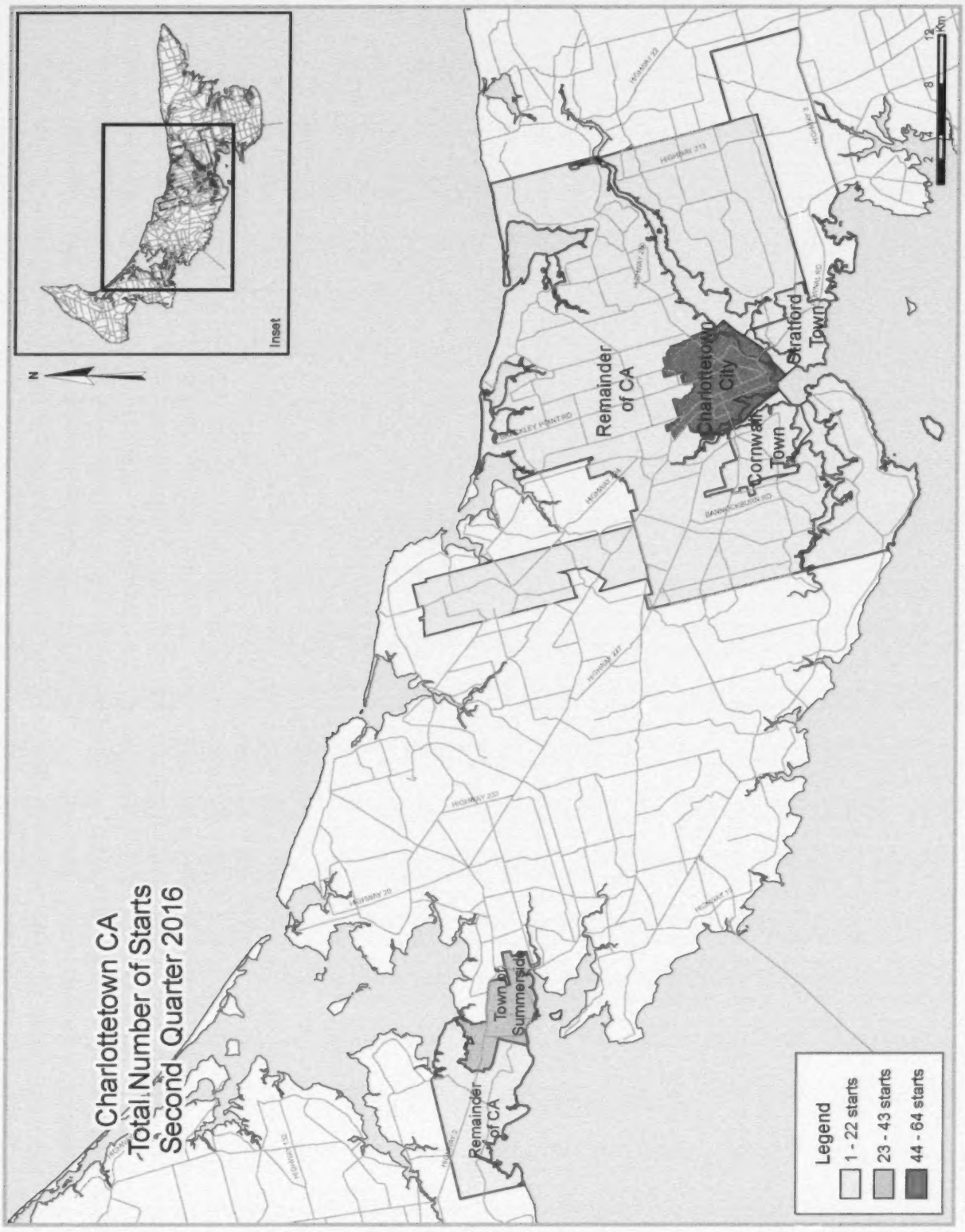
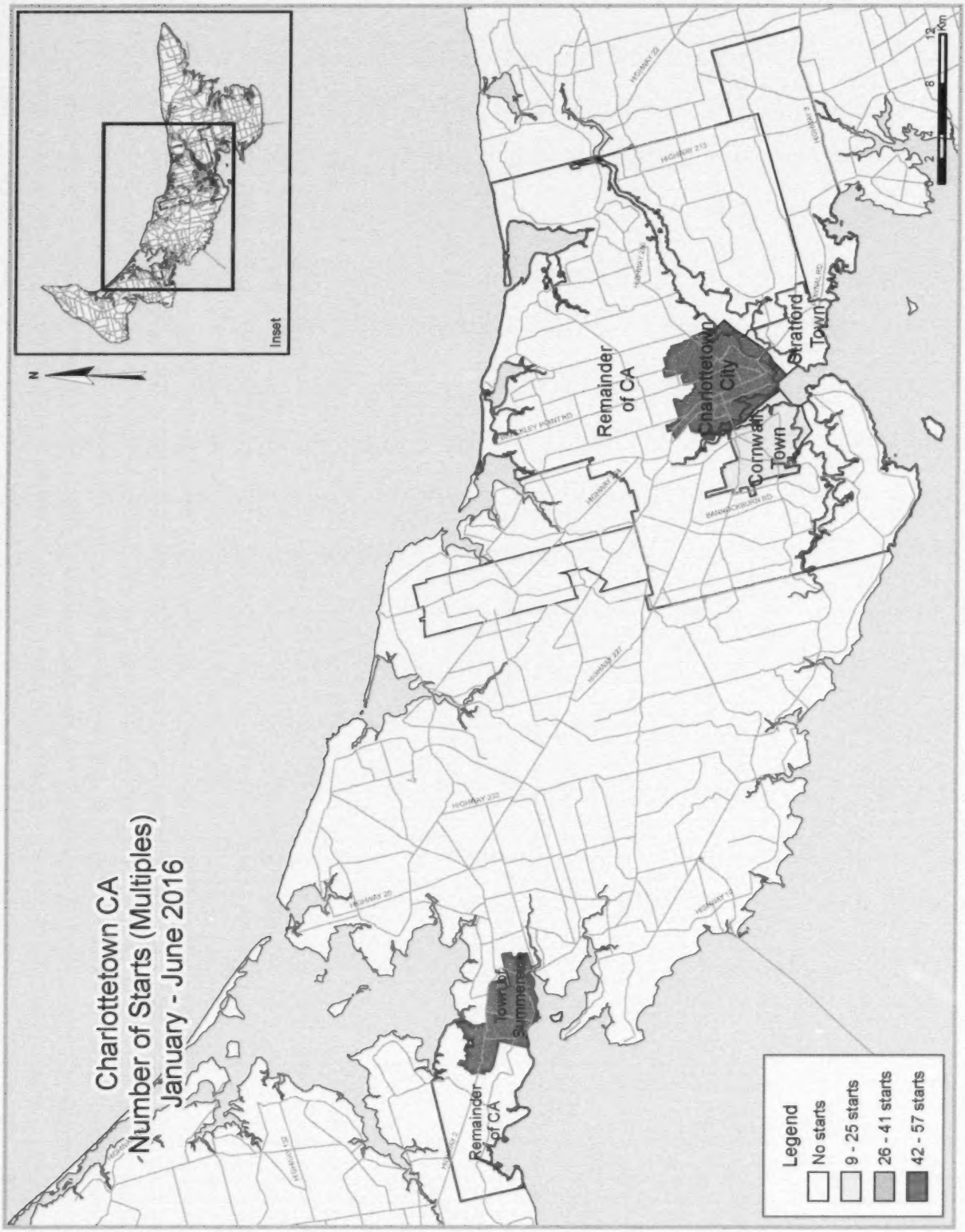
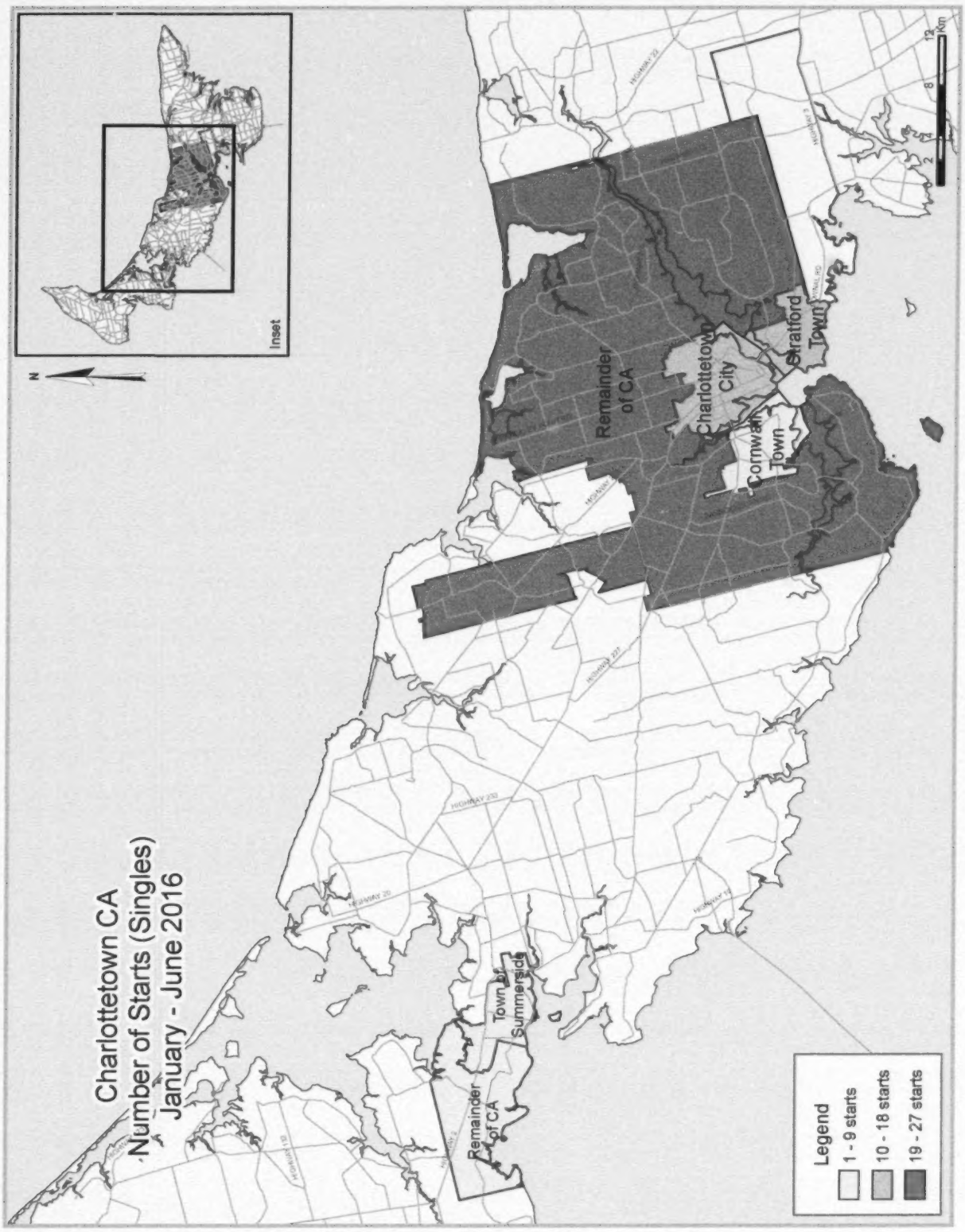
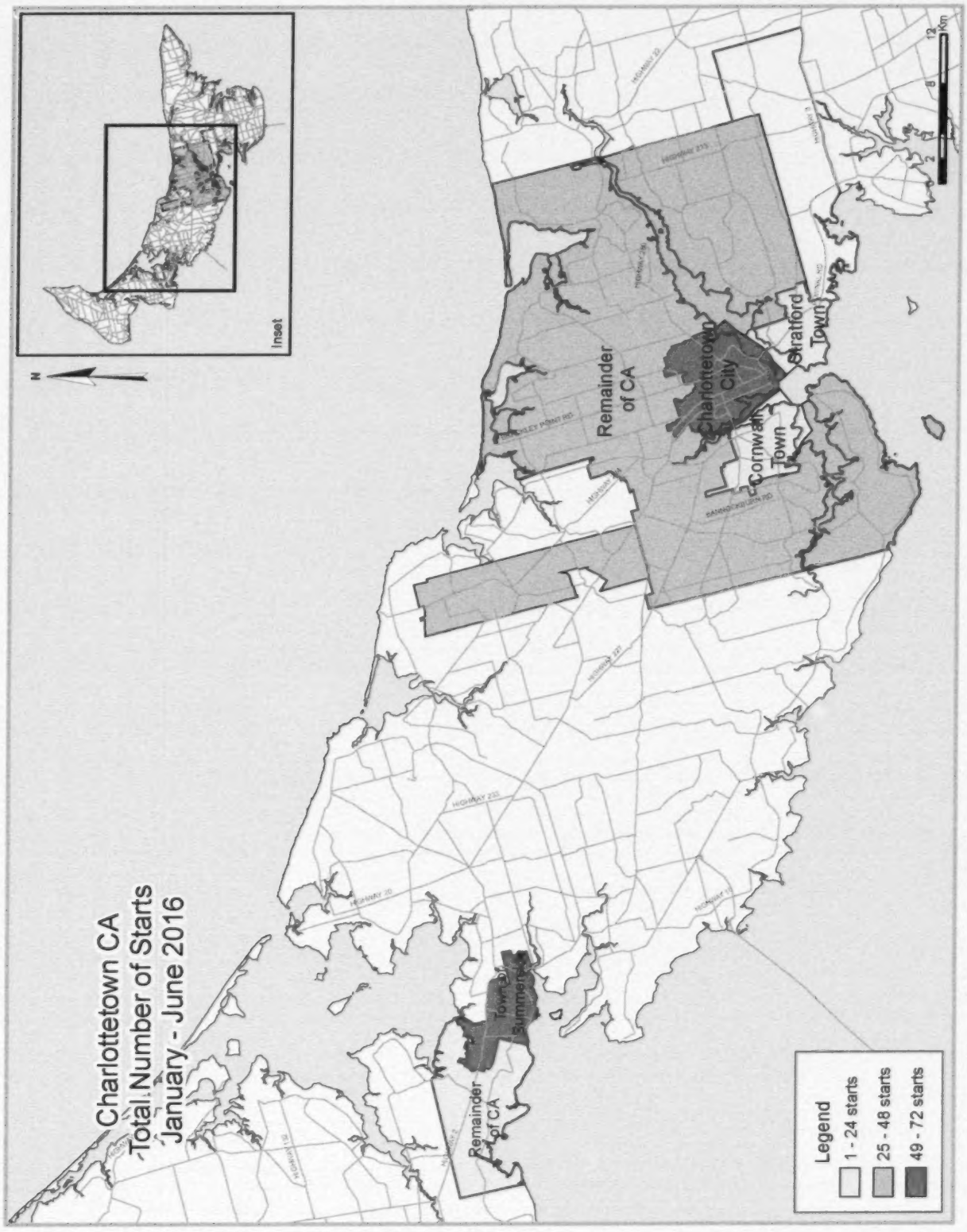
Number of Starts (Singles)
Second Quarter 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
1 - 8 starts
9 - 15 starts
16 - 22 starts
Km
12
8
2


Charlottetown CA
Total Number of Starts
Second Quarter 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
1 - 22 starts
23 - 43 starts
44 - 64 starts
12 Km
8
2


Charlottetown CA
Number of Starts (Multiples)
January - June 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
No starts
9 - 25 starts
26 - 41 starts
42 - 57 starts
12 Km
8
2
2


Charlottetown CA
Number of Starts (Singles)
January - June 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
1 - 9 starts
10 - 18 starts
19 - 27 starts
Km


Charlottetown CA
Total Number of Starts
January - June 2016
Inset
N
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Legend
1 - 24 starts
25 - 48 starts
49 - 72 starts
12 km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1.1	Housing Activity Summary of CA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1a: Housing Activity Summary of Charlottetown CA
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	48	10	19	0	0	0	3	28	108
Q2 2015	30	4	7	0	0	0	0	0	41
% Change	60.0	150.0	171.4	n/a	n/a	n/a	n/a	n/a	163.4
Year-to-date 2016	56	12	23	0	0	0	4	28	123
Year-to-date 2015	45	4	7	0	0	0	2	55	113
% Change	24.4	200.0	**	n/a	n/a	n/a	100.0	-49.1	8.8
UNDER CONSTRUCTION									
Q2 2016	78	14	31	0	4	0	9	60	196
Q2 2015	73	8	7	0	0	24	2	95	209
% Change	6.8	75.0	**	n/a	n/a	-100.0	**	-36.8	-6.2
COMPLETIONS									
Q2 2016	35	12	7	0	0	0	10	12	76
Q2 2015	22	10	0	0	0	0	6	0	38
% Change	59.1	20.0	n/a	n/a	n/a	n/a	66.7	n/a	100.0
Year-to-date 2016	80	16	10	0	0	0	14	106	226
Year-to-date 2015	56	12	0	0	0	0	6	2	76
% Change	42.9	33.3	n/a	n/a	n/a	n/a	133.3	***	197.4
COMPLETED & NOT ABSORBED									
Q2 2016	1	3	0	0	0	0	n/a	n/a	4
Q2 2015	11	0	0	0	0	0	n/a	n/a	11
% Change	-90.9	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-63.6
ABSORBED									
Q2 2016	39	10	7	0	0	0	n/a	n/a	56
Q2 2015	37	10	0	0	0	0	n/a	n/a	47
% Change	5.4	0.0	n/a	n/a	n/a	n/a	n/a	n/a	19.1
Year-to-date 2016	84	13	10	0	0	0	n/a	n/a	107
Year-to-date 2015	70	14	0	0	0	0	n/a	n/a	84
% Change	20.0	-7.1	n/a	n/a	n/a	n/a	n/a	n/a	27.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Summerside CA Second Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	6	6	16	0	0	0	1	0	29
Q2 2015	3	2	0	0	0	0	5	0	10
% Change	100.0	200.0	n/a	n/a	n/a	n/a	-80.0	n/a	190.0
Year-to-date 2016	7	6	16	0	0	0	1	26	56
Year-to-date 2015	3	8	0	0	0	0	6	0	17
% Change	133.3	-25.0	n/a	n/a	n/a	n/a	-83.3	n/a	**
UNDER CONSTRUCTION									
Q2 2016	8	8	16	0	0	0	1	90	123
Q2 2015	4	2	13	0	0	0	0	0	19
% Change	100.0	**	23.1	n/a	n/a	n/a	n/a	n/a	**
COMPLETIONS									
Q2 2016	3	4	0	0	0	0	0	0	7
Q2 2015	2	8	0	0	0	0	5	0	15
% Change	50.0	-50.0	n/a	n/a	n/a	n/a	-100.0	n/a	-53.3
Year-to-date 2016	8	10	0	0	0	0	13	0	31
Year-to-date 2015	6	10	0	0	0	0	6	26	48
% Change	33.3	0.0	n/a	n/a	n/a	n/a	116.7	-100.0	-35.4
COMPLETED & NOT ABSORBED									
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2016	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2015	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q2 2016	13	10	13	0	0	0	0	28	64
Q2 2015	7	2	0	0	0	0	0	0	9
Stratford Town									
Q2 2016	9	0	0	0	0	0	0	0	9
Q2 2015	11	0	0	0	0	0	0	0	11
Cornwall Town									
Q2 2016	4	0	6	0	0	0	3	0	13
Q2 2015	3	2	7	0	0	0	0	0	12
Remainder of the CA									
Q2 2016	22	0	0	0	0	0	0	0	22
Q2 2015	9	0	0	0	0	0	0	0	9
Charlottetown CA									
Q2 2016	48	10	19	0	0	0	3	28	108
Q2 2015	30	4	7	0	0	0	0	0	41
UNDER CONSTRUCTION									
Charlottetown City									
Q2 2016	18	12	17	0	0	0	6	48	101
Q2 2015	18	4	0	0	0	0	0	76	98
Stratford Town									
Q2 2016	12	0	0	0	4	0	0	12	28
Q2 2015	19	0	0	0	0	24	0	0	43
Cornwall Town									
Q2 2016	7	0	14	0	0	0	3	0	24
Q2 2015	10	4	7	0	0	0	2	19	42
Remainder of the CA									
Q2 2016	41	2	0	0	0	0	0	0	43
Q2 2015	26	0	0	0	0	0	0	0	26
Charlottetown CA									
Q2 2016	78	14	31	0	4	0	9	60	196
Q2 2015	73	8	7	0	0	24	2	95	209

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q2 2016	7	4	4	0	0	0	0	12	27
Q2 2015	6	10	0	0	0	0	0	0	16
Stratford Town									
Q2 2016	6	2	0	0	0	0	0	0	8
Q2 2015	4	0	0	0	0	0	3	0	7
Cornwall Town									
Q2 2016	5	6	3	0	0	0	10	0	24
Q2 2015	1	0	0	0	0	0	0	0	1
Remainder of the CA									
Q2 2016	17	0	0	0	0	0	0	0	17
Q2 2015	11	0	0	0	0	0	3	0	14
Charlottetown CA									
Q2 2016	35	12	7	0	0	0	10	12	76
Q2 2015	22	10	0	0	0	0	6	0	38
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q2 2016	1	2	0	0	0	0	n/a	n/a	3
Q2 2015	3	0	0	0	0	0	n/a	n/a	3
Stratford Town									
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Q2 2015	5	0	0	0	0	0	n/a	n/a	5
Cornwall Town									
Q2 2016	0	1	0	0	0	0	n/a	n/a	1
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CA									
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Q2 2015	3	0	0	0	0	0	n/a	n/a	3
Charlottetown CA									
Q2 2016	1	3	0	0	0	0	n/a	n/a	4
Q2 2015	11	0	0	0	0	0	n/a	n/a	11

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q2 2016	9	2	4	0	0	0	n/a	n/a	15
Q2 2015	8	10	0	0	0	0	n/a	n/a	18
Stratford Town									
Q2 2016	8	3	0	0	0	0	n/a	n/a	11
Q2 2015	11	0	0	0	0	0	n/a	n/a	11
Cornwall Town									
Q2 2016	5	5	3	0	0	0	n/a	n/a	13
Q2 2015	2	0	0	0	0	0	n/a	n/a	2
Remainder of the CA									
Q2 2016	17	0	0	0	0	0	n/a	n/a	17
Q2 2015	16	0	0	0	0	0	n/a	n/a	16
Charlottetown CA									
Q2 2016	39	10	7	0	0	0	n/a	n/a	56
Q2 2015	37	10	0	0	0	0	n/a	n/a	47

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Charlottetown CA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	129	20	32	0	0	0	7	79	291
% Change	-6.5	-9.1	113.3	n/a	n/a	-100.0	n/a	31.7	12.4
2014	138	22	15	0	0	24	0	60	259
% Change	-13.8	-52.2	50.0	n/a	n/a	-47.8	-100.0	-65.1	-40.9
2013	160	46	10	0	0	46	4	172	438
% Change	-28.6	-32.4	150.0	n/a	-100.0	31.4	-50.0	-30.9	-28.4
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394
% Change	6.9	45.5	n/a	n/a	n/a	-50.0	-100.0	-80.7	-15.6
2006	276	44	0	0	0	24	4	119	467

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Charlottetown City	13	7	10	2	13	0	28	0	64	9	**
Stratford Town	9	11	0	0	0	0	0	0	9	11	-18.2
Cornwall Town	4	3	0	2	9	7	0	0	13	12	8.3
Remainder of the CA	22	9	0	0	0	0	0	0	22	9	144.4
Charlottetown CA	48	30	10	4	22	7	28	0	108	41	163.4

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Charlottetown City	15	9	12	2	17	0	28	55	72	66	9.1
Stratford Town	11	14	0	0	0	0	0	0	11	14	-21.4
Cornwall Town	4	7	0	4	9	7	0	0	13	18	-27.8
Remainder of the CA	27	15	0	0	0	0	0	0	27	15	80.0
Charlottetown CA	57	45	12	6	26	7	28	55	123	113	8.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Charlottetown City	13	0	0	0	0	0	28	0
Stratford Town	0	0	0	0	0	0	0	0
Cornwall Town	6	7	3	0	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	19	7	3	0	0	0	28	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Charlottetown City	17	0	0	0	0	0	28	55
Stratford Town	0	0	0	0	0	0	0	0
Cornwall Town	6	7	3	0	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	23	7	3	0	0	0	28	55

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Charlottetown City	36	9	0	0	28	0	64	9
Stratford Town	9	11	0	0	0	0	9	11
Cornwall Town	10	12	0	0	3	0	13	12
Remainder of the CA	22	9	0	0	0	0	22	9
Charlottetown CA	77	41	0	0	31	0	108	41

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Charlottetown City	44	11	0	0	28	55	72	66
Stratford Town	10	14	0	0	1	0	11	14
Cornwall Town	10	16	0	0	3	2	13	18
Remainder of the CA	27	15	0	0	0	0	27	15
Charlottetown CA	91	56	0	0	32	57	123	113

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Charlottetown City	7	6	4	10	4	0	12	0	27	16	68.8
Stratford Town	6	4	2	0	0	3	0	0	8	7	14.3
Cornwall Town	5	1	8	0	11	0	0	0	24	1	**
Remainder of the CA	17	11	0	0	0	3	0	0	17	14	21.4
Charlottetown CA	35	22	14	10	15	6	12	0	76	38	100.0

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Charlottetown City	24	13	4	12	4	0	88	2	120	27	**
Stratford Town	18	14	4	0	0	3	12	0	34	17	100.0
Cornwall Town	11	7	10	0	17	0	6	0	44	7	**
Remainder of the CA	28	22	0	0	0	3	0	0	28	25	12.0
Charlottetown CA	81	56	18	12	21	6	106	2	226	76	197.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Charlottetown City	4	0	0	0	0	0	12	0
Stratford Town	0	0	0	3	0	0	0	0
Cornwall Town	3	0	8	0	0	0	0	0
Remainder of the CA	0	0	0	3	0	0	0	0
Charlottetown CA	7	0	8	6	0	0	12	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Charlottetown City	4	0	0	0	0	0	88	2
Stratford Town	0	0	0	3	0	0	12	0
Cornwall Town	6	0	11	0	0	0	6	0
Remainder of the CA	0	0	0	3	0	0	0	0
Charlottetown CA	10	0	11	6	0	0	106	2

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Charlottetown City	15	16	0	0	12	0	27	16
Stratford Town	8	4	0	0	0	3	8	7
Cornwall Town	14	1	0	0	10	0	24	1
Remainder of the CA	17	11	0	0	0	3	17	14
Charlottetown CA	54	32	0	0	22	6	76	38

Table 3.5: Completions by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Charlottetown City	32	25	0	0	88	2	120	27
Stratford Town	21	14	0	0	13	3	34	17
Cornwall Town	25	7	0	0	19	0	44	7
Remainder of the CA	28	22	0	0	0	3	28	25
Charlottetown CA	106	68	0	0	120	8	226	76

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q2 2016	0	0.0	1	11.1	2	22.2	3	33.3	3	33.3	9	-	301,663
Q2 2015	0	0.0	1	12.5	2	25.0	3	37.5	2	25.0	8	-	289,771
Year-to-date 2016	2	7.7	2	7.7	5	19.2	13	50.0	4	15.4	26	-	279,470
Year-to-date 2015	0	0.0	1	7.1	5	35.7	5	35.7	3	21.4	14	-	289,771
Stratford Town													
Q2 2016	0	0.0	0	0.0	3	37.5	2	25.0	3	37.5	8	-	403,580
Q2 2015	0	0.0	0	0.0	0	0.0	7	63.6	4	36.4	11	-	305,167
Year-to-date 2016	0	0.0	0	0.0	5	26.3	6	31.6	8	42.1	19	-	364,560
Year-to-date 2015	0	0.0	0	0.0	1	4.8	14	66.7	6	28.6	21	-	331,605
Cornwall Town													
Q2 2016	0	0.0	0	0.0	3	60.0	0	0.0	2	40.0	5	-	308,580
Q2 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	4	36.4	2	18.2	5	45.5	11	-	328,249
Year-to-date 2015	0	0.0	2	22.2	4	44.4	1	11.1	2	22.2	9	-	337,400
Remainder of the CA													
Q2 2016	2	11.8	3	17.6	4	23.5	5	29.4	3	17.6	17	-	344,000
Q2 2015	1	6.3	3	18.8	4	25.0	5	31.3	3	18.8	16	-	-
Year-to-date 2016	4	14.3	4	14.3	6	21.4	9	32.1	5	17.9	28	-	344,000
Year-to-date 2015	1	3.8	4	15.4	7	26.9	11	42.3	3	11.5	26	-	279,750
Charlottetown CA													
Q2 2016	2	5.1	4	10.3	12	30.8	10	25.6	11	28.2	39	295,000	295,275
Q2 2015	1	2.7	5	13.5	7	18.9	15	40.5	9	24.3	37	270,000	291,708
Year-to-date 2016	6	7.1	6	7.1	20	23.8	30	35.7	22	26.2	84	300,000	310,152
Year-to-date 2015	1	1.4	7	10.0	17	24.3	31	44.3	14	20.0	70	275,000	304,521

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2016						
Submarket	Q2 2016	Q2 2015	% Change	YTD 2016	YTD 2015	% Change
Charlottetown City	301,663	289,771	4.1	279,470	289,771	-3.6
Stratford Town	403,580	305,167	32.2	364,560	331,605	9.9
Cornwall Town	308,580	-	n/a	328,249	337,400	-2.7
Remainder of the CA	344,000	-	n/a	344,000	279,750	23.0
Charlottetown CA	295,275	291,708	1.2	310,152	304,521	1.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	Second Quarter 2016			Second Quarter 2015			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	255	232,757	405	179	204,328	422	42.5%	13.9%	-4.0%
District 4	98	239,103	137	68	218,371	173	44.1%	9.5%	-20.8%
District 5	39	169,844	72	38	176,507	80	2.6%	-3.8%	-10.0%
District 6	36	198,811	67	25	157,942	67	44.0%	25.9%	0.0%
District 7	82	269,997	129	48	230,618	102	70.8%	17.1%	26.5%
Summerside CA	81	121,541	159	71	140,131	185	14.1%	-13.3%	-14.1%
Total	336	205,946	564	250	186,096	607	34.4%	10.7%	-7.1%

Submarket	Year-to-date 2016			Year-to-date 2015			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	400	229,768	649	274	206,472	629	46.0%	11.3%	3.2%
District 4	163	243,491	223	103	213,974	247	58.3%	13.8%	-9.7%
District 5	62	168,384	108	57	170,704	116	8.8%	-1.4%	-6.9%
District 6	53	197,670	100	36	168,543	93	47.2%	17.3%	7.5%
District 7	122	256,573	218	78	240,209	173	56.4%	6.8%	26.0%
Summerside CA	119	119,497	263	108	132,307	287	10.2%	-9.7%	-8.4%
Total	519	204,484	912	382	185,504	916	35.9%	10.2%	-0.4%

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
**District 4: Charlottetown City, Spring Park & West Royalty
**District 5: Sherwood, Parkdale, East Royalty & Hillsborough Parks
**District 6: Cornwall, North River & Winsloe
**District 7: Bunbury, Southport, Crossroads, Keppoch, Kinlock, Tea Hill, Alexandra to Cherry Valley

Source: PEI Real Estate Association

Table 6: Economic Indicators
Second Quarter 2016

		Interest Rates			NHPI, Total, Charlottetown CMA 2007=100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	101.8	126.3	74.0	10.3	68.3	767
	February	567	2.89	4.74	101.8	127.7	74.0	10.2	68.3	773
	March	567	2.89	4.74	102.1	129.2	73.4	11.2	68.5	779
	April	561	2.89	4.64	103.1	128.4	73.0	10.6	67.7	786
	May	561	2.89	4.64	102.9	129.1	72.4	10.9	67.3	787
	June	561	2.89	4.64	102.7	129.7	72.9	10.8	67.6	778
	July	561	2.89	4.64	102.7	129.7	72.4	11.3	67.4	771
	August	561	2.89	4.64	102.6	129.6	72.3	10.5	66.8	764
	September	561	2.89	4.64	101.5	128.9	73.3	9.2	66.7	766
	October	561	2.89	4.64	101.5	128.9	74.3	9.9	68.1	774
	November	561	3.14	4.64	101.7	129.1	73.3	10.3	67.5	780
	December	561	3.14	4.64	101.7	128.7	72.8	9.8	66.5	782
2016	January	561	3.14	4.64	101.7	128.6	72.4	9.5	66.1	778
	February	561	3.14	4.64	102.9	129.2	71.8	11.0	66.6	777
	March	561	3.14	4.64	102.9	129.8	71.1	11.0	65.9	780
	April	561	3.14	4.64	103.0	130.6	71.1	11.5	66.1	785
	May	561	3.14	4.64	102.6	130.8	71.8	10.4	65.8	791
	June	561	3.14	4.64		131.2	71.4	11.0	65.8	786
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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